



***Town of Tyngsborough Community Preservation
Committee***

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Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Mark Pease, Treasurer

**Meeting Minutes August 31, 2005
Members Attendance:**

Present: Linda Geyer(LG), Christine Chisholm (CC), Warren Allgrove (WA)
Henry Jungmann (HJ), Rich Lemoine (RL),

Absent: Eric Lantz (EL), Kenneth Times (Finance committee post)
Augustus Skamarycz (AS), Mark Pease (MP)

Guests: Peter Silva and Son, 130 Sherburne Ave., Tyngsborough, MA

Meeting Location: Town Hall, Community Room

Chairperson, Linda Geyer called the August 31, 2005 meeting of the Community Preservation Committee (CPC) to order at 7:10 PM.

Agenda Item 1 – Correspondence & Communications

None

Agenda Item 2 – 37 Acre Parcel on Sherburne Avenue

Peter Silva, the owner of the above property, presented his parcel to the Committee for Possible purchase consideration. The parcel has 50 feet of frontage on Sherburne Avenue. Mr. Silva has been told by a developer that the parcel could be developed into 18-19 homes with a loop road however, the property can not currently sustain a loop road without the purchase of an adjacent parcel. Mr. Silva was unsure as to the maximum number of lots current configuration would allow.

Mr. Silva and his son operate an auto repair facility on the property. They recently hired a Licensed Site Professional (LSP) from EG&G to perform a Phase 1 Site Inspection. The LSP recommended soil samples be taken. Mr. Silva has been removing junk vehicles and buildings (sheds) from the property in preparation for sale. Mr. Silva stated that he is currently looking to receive 2 million dollars for the parcel.

The committee thanked Mr. Silva for bringing his property to the meeting for consideration. Mr. Silva then left the meeting.

The committee discussed both the positive and negative attributes of the property and the possibility of purchasing the parcel and doing a limited development on the piece in order to re-coup some of the purchase price. The town of Dracut has done this successfully at least twice. No one on the committee thought it was worth 2 million especially given the lack of frontage for a loop road.

RL made a motion to have the property appraised so that we could get a sense of the real value of the parcel. WA seconded. Approved unanimously.

Agenda Item 3 – Vote on minutes of previous meeting: 7/27/05

HJ voted to approve the minutes of 7/27/05 as written. WA seconded, CC abstained, carried 4-1

Linda Geyer is now officially on the Recreation Committee and is on the CPC as A representative from the Recreation Committee.

We are missing minutes from the March 23rd meeting. LG and CC to review their notes.

Agenda Item 4 – Sure-Fine Negotiation Discussion:

RL made a motion to go into executive session in order to discuss on-going negotiations related to the Sure-Fine Property. WA seconded. Roll call vote: CC – yes, LG – yes, WA – yes, RL – yes, HJ – yes, LG – yes.

Executive Session Minutes compiled separately

CC made a motion to leave executive session and return to the remainder of the agenda in a regular session of the CPC. HJ seconded. Roll call vote: CC – yes, LG – yes, WA – yes, RL – yes, HJ – yes.

Agenda Item 5– Update on Massapoag Pond Purchase

There seems to be some confusion regarding the access point into the parcel along Massapoag Road. Missick Realty wants to put their new road, Wilson Way, along the old or original roadway.

LG to give Charles Zaroulis, Town Counsel, a call to find out what the situation is. The Town may want to survey what we believe we purchased. LG will also check with the treasurer in order to find out if we received our Self-Help grant money from EOEA.

Agenda Item 6 – Warrant Articles

Committee discussed what warrant articles would be on the November Town meeting warrant. HJ crafted a warrant article for furnishings needed at the Sherburne House.

To see if the Town will vote to appropriate from available funds a sum of money from the Community Preservation Committee Open Space Fund to be expended by the Conservation Commission to procure interior fixtures and furnishings to support educational and recreational programs as an adaptive re-use of the historic Sherburne House

CC made motion to support the warrant article as written. WA seconded. Approved unanimously.

The committee thanked Henry for all his hard work on the Sherburne house.

Motion to adjourn made by CC, 2nd by WA at 9:25. Passed unanimously